

For Sublease

4216 - 61 Avenue SE, Unit 20
Calgary, Alberta

16,641 s.f. available



Highlights

- Exposure to 61 Avenue SE
- Dock loading
- Forklift charging station
- Large truck marshalling area
- Transit stop directly in front of the building



Property Details

Address 4216 - 61 Avenue SE, Unit 20

District Foothills

Zoning I-G (Industrial General)

Building Size	Office	1,627 s.f.
	Warehouse	15,014 s.f.
	Total:	16,641 s.f.

Ceiling Height 22' clear

Power 200 amps @ 600 volts

Loading 2 (8' x 10') dock doors
1 (10' x 12') dock door
2 (9' x 10') rail doors

Sprinklers ESFR

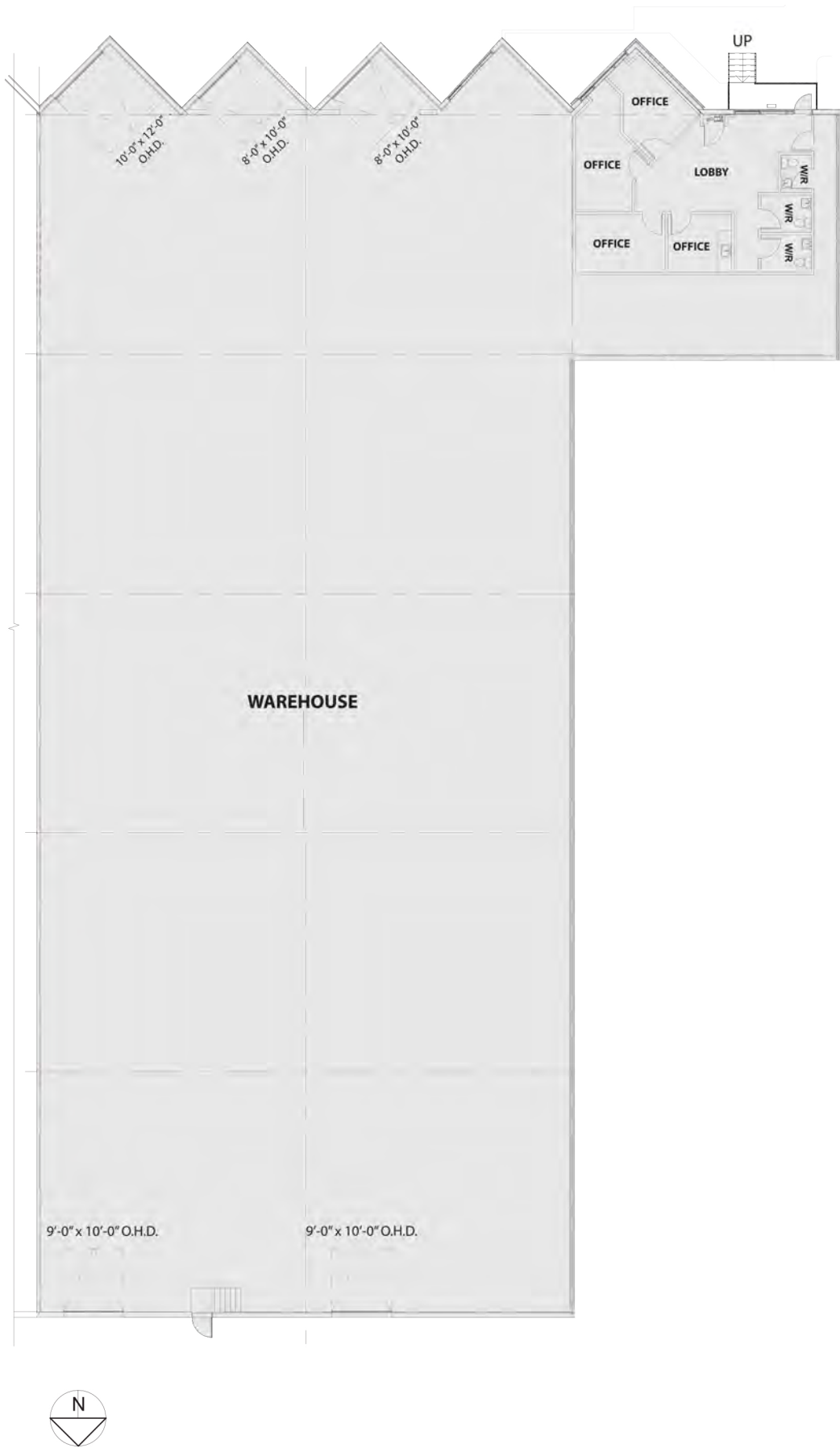
Sublease Rate Market

Op. Costs \$6.90 p.s.f.

Sublease Expiry January 31, 2030

Available Negotiable

Floor Plan



Site Map



Drive Times



Deerfoot Trail

5 mins. | 3.2 km



Trans-Canada Highway 10 mins. | 9.5 km



Stoney Trail (Ring Road)

5 mins. | 5.3 km



Calgary Int. Airport 16 mins. | 21 km



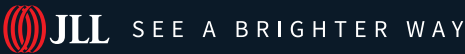
Glenmore Trail

4 mins. | 2.5 km



Downtown Calgary 13 mins. | 10.8 km

Contact us for more information



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